

10 January 2023		ITEM: 5
Housing Overview and Scrutiny Committee		
Housing Revenue Account – Rent Setting and Budgets 2023/24		
Wards and communities affected: All	Key Decision: Key	
Report of: Cllr Luke Spillman – Portfolio Holder for Housing		
Accountable Assistant Directors: n/a		
Accountable Directors: Ewelina Sorbjan – Interim Director for Housing, Jonathan Wilson – Interim Director for Finance		
This report is public		

Executive Summary

This report sets out the base budget position for 2023/24 following the review and update of the 30-year Housing Revenue Account (HRA) Business Plan. The Business Plan is a statutory requirement used to assess the ongoing financial viability of the HRA and its ability to deliver the Council's housing priorities.

The Business Plan considers whether the revenue streams from all sources (principally rents and service charges) are sufficient to finance anticipated expenditure on housing stock (both revenue and capital), service delivery, debt management cost and recharges.

Local authorities and registered providers have the ability to increase social and affordable rents in line with the Governments policy statement on Rents for Social Housing 2018. This report sets out the proposed rent increase for 2023/24 and the impact on the HRA.

The government launched a consultation on limiting rent increases in 2023/24 to help tenants with the cost of living. Without a cap, social landlords would have been permitted to increase rents by the consumer price index (CPI) measure of inflation in September 2022 plus 1%, allowing a maximum increase of 11.1%. It has now been announced that rents for 2023/24 will be capped at 7%. As a result, this will be the recommended rent increase within this report.

Whilst this is beneficial to the Housing tenants within Thurrock, the disparity between inflationary pressures and the Councils ability to raise rents accordingly, results in a deficit with the overall budget for 2023/24, and as a result, reductions in expenditure will need to be made. These are detailed in para 3.6.

The Transforming Homes programme, which is intrinsically linked to the stock condition survey has identified the investment required annually across the life of the 30-year Business Plan. Delivery of these works will ensure properties reach and are maintained to the decent homes' standard. Specific capital investment in certain types of dwellings is also needed, namely non-traditional properties. This encompasses internal and external features of residential units (general needs and sheltered) as well as other assets such as communal hallways, parking areas, and garages. The medium-term forecast is shown in **Table 5** of this report.

Table 5 also shows the additional planned investment into the stock, as well as works needed to comply with carbon reduction legislation.

The Housing service is focussed on ensuring that the HRA remains financially sustainable, and that the right priorities are set for capital expenditure to ensure residents have safe and secure accommodation maintained to a good standard of repair.

The proposed changes to rents and service charges are essential to ensure the level of investment identified in the business plan can be fulfilled and the HRA properties are provided to a standard that primarily meets the needs of residents, whilst also delivering the statutory responsibilities of the Council.

1. Recommendation(s)

- 1.1 That the Committee consider and comment on the proposed base budget for 2023/24 (as set out in Table 1).**
- 1.2 That the Committee consider and comment on a proposed increase in domestic rent charges of 7%, in line with the 30-year HRA business plan, to be implemented from 3 April 2023.**
- 1.3 That the Committee consider and comment on the proposed increase in service charges to reflect the cost of running each service in line with the budget estimate from 3 April 2023.**
- 1.4 That the Committee consider and comment on the proposed charges for garage rents (para 3.10) to be implemented from 3 April 2023.**
- 1.5 That the Committee consider and comment on the proposed increase in Travellers sites rent (para 3.11) to be implemented from 3 April 2023.**

2. Introduction and Background

2.1 The proposed Housing Revenue Account budget for 2023/24 is summarised below.

The budget is also part of the wider long term strategy and financial viability of the service, which is the basis of HRA business plan.

2.2 **Table 1** shows the main areas of service delivery within the HRA budget.

Table 1: Provisional 2023/24 budget summary

Service	2022/23 Budget	Rent and Income	Bad Debt Provision	Inflation	Borrowing and Capital Financing	Energy and Fuel	Total Adjustment	2023/24 Budget
	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Rent and Income	(52,700)	(2,974)	583				(2,391)	(55,091)
Financing and Recharges	25,232			0	1,855		1,855	27,087
Operational Services	14,575			624		259	883	15,458
Repairs and Maintenance	12,893			948			948	13,841
Grand Total	(0)	(2,974)	583	1,572	1,855	259	1,295	1,295

Rent and Income

2.3 Income raised through tenants' rents and service charges is ring-fenced and cannot be used to fund expenditure outside of the HRA.

2.4 By applying the full 7.0% rent increase, the HRA will generate additional revenue of £2.974m. This additional resource is required to finance increased costs in the existing level of services, and to provide further mitigation against bad debt and tenants rent arrears. This will also allow the service to maintain its investment commitment to the HRA Capital Programme and ensure the Council complies with all of its statutory duties.

The rent budget includes an allowance for forecast right to buy sales and void loss to reflect income that the HRA will not receive. This represents 1.65% of the total gross income budget

Bad Debt Provision

2.5 An allowance has been made to increase the level of bad debt provision that the HRA holds for bad debts. This has been increased to reflect the additional income that the HRA expects to receive

Inflation

- 2.6 An allowance has been made on the existing budgets to allow for projection inflation in the forthcoming financial year. Nationally, the level of inflation that needs to be applied is significantly higher than in previous year in order to ensure that the expenditure is set at a realistic level.

Inflation has been as set follows:

Pay	4.00%
Increments	1.80%
R&M Contracts	9.70%
Capital Programme	9.70%
Bad Debt Provision	2.00%
Mears Contract	6.00%
Fuel	50.00%
Utilities	50.00%

Borrowing and Capital Financing

- 2.7 The HRA is required to make a revenue contribution to the capital budget each year in order to finance expenditure to meet the decent homes standard. This has been increased by £0.451m for 2023/24.

Furthermore, the HRA also need to invest further into its existing stock to meet legislative requirements and long term improvements.

The current financial year has seen a significant increase in the costs of borrowing, and this is forecast to remain in the next financial year. The forecast rate of borrowing has been set at 4.5%

Energy and Fuel

- 2.8 An inflationary uplift of 50% has been made on the energy and fuel budgets. This will address the increase in costs which have been incurred during the current financial year and allow for additional energy cost rises in 2023/24.

3. Issues, Options and Analysis of Options

Rent Charges

- 3.1 The proposed rent increase has been carefully considered. The recommendation is that a 7.0% uplift applied to both rent and service charges for 2023/24. It is imperative that this is implements to ensure that the HRA can mitigate some of the inflationary cost pressures which are projected in the forthcoming financial year.

- 3.2 The majority of properties within the HRA are charged at social rent. However, there are also a small proportion of newly developed units which are based on an affordable rent level (meaning it cannot exceed 80% of the equivalent market rent). This ensures these properties generate sufficient revenue to offset their ongoing associated costs without a wider impact financial on the HRA.
- 3.3 Based on the overall average of the stock, the impact on properties based on the average rent per number of bedrooms this is shown in Table 2 below:

Table 2: Social Rent properties

Number of Dwellings by Bedroom	Number of Properties	Average 2022/23 Actual Rent	Average 7% uplift 2023/24	Average 2023/24 Actual Rent	2023/24 Annual Rent Yield
0	238	£64.32	£4.50	£68.83	£851,791
1	2734	£77.14	£5.40	£82.54	£11,734,409
2	2154	£84.52	£5.92	£90.44	£10,130,182
3	4048	£104.95	£7.35	£112.30	£23,638,916
4	247	£117.54	£8.23	£125.77	£1,615,371
5	10	£121.35	£8.49	£129.85	£67,520
6	3	£129.13	£9.04	£138.17	£21,555
Total / Average	9,434	£91.56	£6.41	£97.97	£48,059,744

Affordable Rents

- 3.4 The rent setting process for the existing affordable rent properties will follow the same guidance as applied to the properties within the HRA that are charged a social rent. The Council has ensured that no rent exceeds the Local Housing Allowance level. The impact of a 7% rent increase is shown in Table 3 below:

Table 3: Affordable Rent properties

Number of Dwellings by Bedroom	Number of Properties	Average 2022/23 Actual Rent	Average 7% uplift 2023/24	Average 2023/24 Actual Rent	2023/24 Annual Rent Yield
0	1	£ 137	£ 10	£ 147	£ 7,646
1	94	£ 131	£ 9	£ 140	£ 685,604
2	111	£ 154	£ 11	£ 165	£ 949,692
3	39	£ 197	£ 14	£ 211	£ 427,345
4	2	£ 239	£ 17	£ 255	£ 26,561
5	1	£ 243	£ 17	£ 261	£ 13,547
Total / Average	248	£152.94	£10.71	£163.65	£ 2,110,395

- 3.5 The definition of rent for affordable housing (inclusive of service charges) must not exceed 80% of gross market rent. Gross market rent means the rent (inclusive of any applicable service charges) for which the accommodation might reasonably be expected to be let in the private rented sector. Property size, location type and service provision must be taken into account when determining what gross market rent a property might achieve if let in the private rented sector.

Budget deficit and mitigation

- 3.6 After the application of the rent recommended rent increase, and inflationary cost pressures, there is a resulting budget deficit of £1.408m for the HRA in 2023/24. There is a statutory requirement to set a balance budget, and therefore this deficit needed to be mitigated.

In order to minimise the impact on tenants and avoid significant deterioration in the condition of the stock, the following as the proposed savings that will need to be made in order to finance the overall budget:

1. Application of a 5% vacancy factor within the staffing budget £0.547m

This will mean holding post which are currently or become vacant during the year open before being recruited to. This also extends to not covering the post with temporary or agency staff in order to realise the saving, unless it is absolutely essential and will otherwise cause significant detriment to tenants.

There are currently number of vacant posts within the HRA, it is envisaged that this will cause minimum disruption to key front line services. Furthermore, by applying a vacant factor, it eliminates the need from staff redundancies which will have a negative impact on the services, as well as incurring additional expenditure.

This savings can be reviewed as part of the 2024/25 budget setting exercise, when there is greater certainty around the economic climate

2. Pausing of the assisted decorating programme £0.634m

The assisted decorating programme was re-introduced into the budget as part of the 2020/21 budget setting process.

It is recommended that this is halved for 2023/24, and the resulting saving used to mitigate the budget deficit.

This has been identified as a potential savings on the basis that it has the least impact on the majority tenants, although it is acknowledged that this will impact a specific cohort of residents,

3. Increase in service charges £0.114m

The recommendation to increase service charges in line with rent increases at 7% generated an additional £0.258m, which is included in the base budget shown in **Table 1**.

However, service charges should be set to ensure that they recover the full cost of providing the service. There is currently a differential between the level of charge which tenants receive, and the income which the Council recovers.

Therefore, in light of the decision by Central government to limit the amount by which Councils can raise dwelling rents, it is proposed that service charges are increased by 10.1% for 2023/24, which was the September 2022 CPI. This will yield an additional £0.111m. Increases to service charges did not form part of the government's consultation nor the decision.

The alternative rent scenarios of a 5% and 3% increase the deficit by £0.949m and £1.899m respectively. To put this into context, this would result in having to consider a reduction in the planned maintenance programme of between 18% to 35%. It is therefore felt that these are not viable options when considering the impact it would have on service delivery.

Service Charges

3.7 In order to ensure that the HRA recovers the cost of providing services to tenants which are specific to their tenancies, an increase to the current charge will need to be applied. For 2023/24 in accordance with **Table 4** below.

Table 4: Increases to service charges in line with increased costs

Service	2022/23 Weekly Charge (50 weeks)	2023/24 Weekly Charge (50 weeks)
	£	£
Lift Maintenance	£3.47	£3.71
Door Entry	£3.66	£3.92
Communal Electricity	£1.63	£1.74
Bruyns Court Electricity	£3.66	£3.92
Caretaking - Bronze Sheltered	£0.66	£0.71
Caretaking - Bronze Standard	£3.05	£3.26
Caretaking - Silver	£8.64	£9.24
Caretaking - Silver Enhanced	£10.13	£10.84
Caretaking - Gold	£14.39	£15.40
Caretaking - Gold Enhanced	£15.89	£17.00
Caretaking - Beaconsfield	£15.67	£16.77

Concierge	£36.37	£38.92
Concierge - Piggs Corner	£39.22	£41.97
Sheltered Housing Service	£11.04	£11.81
Heating - Sheltered Complex	£6.34	£6.78
Heating - Helford Court	£10.10	£10.81
SCH	£30.00	£32.10
Emergency Lighting	£0.20	£0.21
Enhanced Tenancy Management	£44.70	£47.83

3.8 Service charges are not subject to the prescribed rental increase which related to Dwellings rents but are based on full cost recovery.

However, the recommendation is to not to increase service charges at the same level as dwelling rent for 2023/24, which would be an increase of 7%.

There remains a disparity between the level of the current charge and the cost of the service provision. This will need to be taken into account in future service charge considerations in order to ensure that the costs are fully recovered. As the forecast inflationary costs pressures are currently at the level they are, it has been decided to defer any additional increases until future years.

As detailed in savings option 3, under para 3.6, it is further recommended to increase the service by 10.1% to reflect the September 2022 CPI rate. This proposal will result in service charges being at the level detailed below

Table 4a: Increases to service charges in line with September 2022 CPI

Service	2022/23 Weekly Charge (50 weeks)	2023/24 Weekly Charge (50 weeks)
	£	
Lift Maintenance	£3.47	£3.82
Door Entry	£3.66	£4.03
Communal Electricity	£1.63	£1.79
Bruyns Court Electricity	£3.66	£4.03
Caretaking - Bronze Sheltered	£0.66	£0.73
Caretaking - Bronze Standard	£3.05	£3.36
Caretaking - Silver	£8.64	£9.51
Caretaking - Silver Enhanced	£10.13	£11.15
Caretaking - Gold	£14.39	£15.84
Caretaking - Gold Enhanced	£15.89	£17.49

Caretaking - Beaconsfield	£15.67	£17.25
Concierge	£36.37	£40.04
Concierge - Piggs Corner	£39.22	£43.18
Sheltered Housing Service	£11.04	£12.16
Heating - Sheltered Complex	£6.34	£6.98
Heating - Helford Court	£10.10	£11.12
SCH	£30.00	£33.03
Emergency Lighting	£0.20	£0.22
Enhanced Tenancy Management	£44.70	£49.21

Tenants Engagement

- 3.9 Due to the fact that the proposed increase to rents has been through a formal government consultation, whereby tenants and tenants' representative bodies were able to take part, and the government instruction to cap the housing rent increases at 7%, no further engagement has been undertaken with tenants.

Garage Rents

- 3.10 The current weekly charge for garage rent for council residents is £11.10 per week. It is recommended that charges are increased in 2023/24 to £12.10, to ensure that there is a sufficient level of income to support the provision of garages within the HRA

Travellers' sites

- 3.11 The current weekly charge for rent on travellers' sites plots is £91.62 per week. It is proposed to increase these charges by 4% to £95.28

Sheltered Housing Visitors Rooms

- 3.12 The current charge is £15 per person per night. It is proposed that the charge is increase by 10% to £16.50 per person, per night.

Capital Programme and Priorities

- 3.13 The medium term (next five years) review of the capital investment requirement into existing stock is shown in Table 5 below:

Table 5 – Five Year HRA Capital Programme

Investment in Existing Stock	2023/24 Base Budget £'000	2024/25 Base Budget £'000	2025/26 Base Budget £'000	2026/27 Base Budget £'000	2027/28 Base Budget £'000
Transforming Homes	10,046	11,307	11,574	11,847	11,847
Major / Disabled Adaptations	219	200	200	200	200
Fire Safety Works	1,494	1,000	1,000	1,000	1,000
Tower Block Refurbishment	9,903	0	0	0	0
Non Traditional Refurbishment	2,921	0	0	0	0
HRA Garages	548	500	500	500	500
Heating Replacement Programme	658	600	600	0	0
Lifts Refurbishment	209	190	190	190	190
Door Entry Installation	549	500	500	500	500
Water Mains	176	160	160	160	160
Staffing Costs Capital Programme	176	160	160	160	160
Highways and Lighting	439	300	300	300	300
Electrical infrastructure Testing	274	250	0	0	0
Total Capital Programme	27,612	15,167	15,184	14,857	14,857
<u>Carbon Reduction Programme</u>					
<u>Project 1</u>					
Capital cost for social homes (excluding non-infill measures)	1,874	1,874			
A&A costs	328	328			
<u>Project 2</u>					
Capital cost for social homes (excluding non-infill measures)	3,185	3,185			
A&A costs	494	494			
Further Carbon reduction works			5,895	5,895	5,895
	5,881	5,881	5,895	5,895	5,895
Total Capital Budget	33,493	21,048	21,079	20,752	20,752
<u>Financed By:</u>					
Revenue Contribution	(11,169)	(11,307)	(11,574)	(11,847)	(11,847)
Grant Funding	(2,232)	(2,232)			
Borrowing Requirement	20,092	7,509	9,505	8,905	8,905
Borrowing Cost @ 4.5% interest	904	338	428	401	401
<u>Cumulative Interest Cost</u>	2,179	2,517	428	2,918	3,319

3.14 Through the use of prudential borrowing, revenue contributions and government grants, the HRA is able to finance the cost of the proposed five year capital programme. This will ensure that the Council is able meet the cost of existing statutory compliance works, continue with the transforming

homes programme as well as implementing the regulations set out in the Building Safety bill.

- 3.15 As shown in the **Table 1**, Capital financing costs will increase by £1.968m in 2023/24. The inflationary cost impact of any capital works remains a significant risk to delivery at present, and this will be closely monitored throughout the year
- 3.16 It is essential the identified works are completed within the medium term, and the funding identified within the budget is used to finance the prudential borrowing costs and is not used to mitigate any other cost pressures or subsidise rents. The maximum number of tenants will receive a tangible benefit from investment to the existing HRA dwellings, as well as there being a financial benefit to the business plan by reducing the level of voids, re-let times, and increased long term sustainability.
- 3.17 A strategic decision has been taken to address the carbon reduction need as part of the medium-term capital programme. This will ensure a greater financial viability benefit in the long, as well as contributing to a safer environment for residents. External government grant funding is being sought to support the implementation of these initiatives.

4. Reserves

- 4.1 The estimated level of useable reserve for 2023/24 are detailed in **Table 6** below. Funding within the development reserve is earmarked against the cost of the HRA new building programme, and the housing zones funding supports the development of identified sites for regeneration of additional housing.
- 4.2 The HRA is required to maintain a level of general balances, which currently amounts to £2.175m. This balance will be maintained in the current financial year and will be assessed on an annual basis to ensure that it remains sufficient. In addition, there is £1.659m within the financial contingency reserve. As the HRA moves toward a more ambitious capital and development programme, it is essential that this is maintained to add further resilience to the business plan.

Table 6: Reserves

Reserve	Forecast Opening Balance 2023/24 £000's
<u>General Reserves</u>	
Balances (HRA)	(3,321)
Financial contingency reserve	(2,000)
HRA De-cant reserve	(2,600)
<u>Ear-marked to support capital</u>	
Housing Zones Funding (HRA)	(1,274)
Capital Reserve - Existing Stock (HRA)	(744)
RTB Attributable Debt	(42)
RTB Buy Backs	(737)
Grand Total	(10,719)

5. Reasons for Recommendation

- 5.1 The report sets out the 2023/24 HRA budget implications following the update of the HRA business plan. The proposals put forward have been calculated and assessed in terms of affordability. It is a legal and operational requirement that a balanced budget is set for the HRA.

The detailed proposed budget for 2023/24 is shown in **Table 7** below:

Table 7 – Detailed Budget breakdown

Service	HRA Statement Detail	2023/24 Provisional Budget
Rent and Income	Gross Rent From Dwellings	(49,917,745)
	Tenants Water Charges Income	(5,679,000)
	Tenant Service Charges	(4,225,060)
	Leaseholder Charges	(935,614)
	Garage Rents	(879,000)
	Premises Income	(50,000)
	Central Heating Charges	(44,900)
	Movement in the Allowance for Bad Debts	961,195
	Tenants Water Charges Expenditure	5,679,000
Rent and Income Total		(55,091,124)
Financing and Recharges	Revenue Contribution to Capital Expenditure	11,169,475
	Interest Payable and Similar Charges	8,937,454
	Recharges	5,655,664
	Lease Payments	617,960
	Debt Management Charges	419,900
	Pension Contributions	223,600
	Rents, Rates, Taxes and Other Charges	62,940
Financing and Recharges Total		27,086,993
Operational Service Delivery	Estate Action Teams	2,712,945
	Housing Operations East and West	1,748,183
	Sheltered Housing	1,578,463
	Grounds Maintenance	1,211,400
	CCTV and Concierge	1,086,338
	Technical Services Team	1,029,968
	Communal Estate Costs	854,201
	Business Improvement	696,036
	Housing Asset Delivery - Revenue Team	663,047
	Rent Collection	640,393
	Housing Asset Delivery - Capital Team	635,747
	Management and Strategy	536,423
	Anti-Social Behaviour	519,469
	Lettings and Allocations	513,472
	Development and Regeneration	273,096
	Homeownership Services	237,906
	Investment Planning and Performance Team	232,634
Voids Team	183,268	
Neighbourhood Action Plan	104,900	
Operational Service Delivery Total		15,457,889
Repairs and Maintenance	Responsive Repairs	6,757,037
	Planned Programme Work	5,320,119
	Void Repairs	1,764,049
Repairs and Maintenance Total		13,841,205
Grand Total		1,294,963

6. Consultation

6.1 The Housing Overview and Scrutiny Committee were presented with the report on 11 January 2022.

7. Impact on corporate policies, priorities, performance and community impact

7.1 The management and operation of the HRA strives to support vulnerable residents. The 30 year business plan sets out to ensure there is value for money within the Housing Service. The service is committed to the delivery of decent homes for its tenants, and compliance with legislation.

8. Implications

8.1 Financial

Implications verified by: **Joanne Freeman**
Strategic Lead - Corporate Finance

The report is in relation to the setting of the Housing Revenue Account budget for 2023/24. Therefore, the financial implications are within the body of the report.

Following consideration of the report and recommendations by the Committee, the report will be presented to Cabinet on 8 February 2023.

8.2 Legal

Implications verified by: **Gina Clarke**
Corporate Governance Lawyer & Deputy Monitoring Officer

Section 76 of the Local Government and Housing Act 1989 imposes a duty on local housing authorities to prevent debit balances arising in their Housing Revenue Account (“the HRA”). The HRA is a record of revenue expenditure and income in relation to an authority’s own housing stock.

The principal statutory provision governing the fixing of rent for Council property is contained in section 24 of the Housing Act 1985, which provides that authorities may “make such reasonable charges...as they may determine.” Further, it requires the local authority, from time to time, to review rents and other charges and make such changes, as circumstances may require.

In exercising its functions under this section, the Council is required to have regard to any relevant standards issued under section 197 of the Housing and Regeneration Act 2008. The Council is required to set and increase rent in

accordance with the Rent Standard 2020 issued by the Social Housing Regulator.

The 2020 Standard sets out the formula to be applied to social and affordable rents for existing tenants, to fair rents and for tenants moving between different types of rent. To ensure that providers of social housing use the correct annual percentage increase to set rent, the government has issued a limit on annual rent increases for 2023/24 of 7.0%.

The Council's duties in relation to the consultation of tenants on matters of housing management, as set out in section 105 of the Act, do not apply to rent setting, nor to charges for services or facilities provided by the Council. However, the Council has consulted with the tenants before seeking to change rent and other charges. The main body of the report indicates that tenants been consulted.

Section 103 of the Housing Act 1985 require the Council to serve a notice of variation on its tenants if it wishes to vary the terms of tenancies. The notice of variation must be served at least four weeks before it is to take effect. Section 103(2) requires a preliminary notice to be served on tenants which gives tenants the opportunity to comment. However, this requirement does not apply to a variation of the rent, or of payments in respect of services or facilities provided by the landlord. Further to the extent that the variation of the terms of tenancies relates to rent or to payments in respect of services provided by the council as landlord; the variation must be in accordance with any provision in the agreement creating the tenancy.

In considering whether to agree the recommendations set out in the report the Cabinet must ensure that it has due regard to the council's equalities duties set out in the Equalities Act 2010. In particular whether the proposed increase in rent and charges will have a negative impact of any of the equality groups protected by the 2010 Act and what steps can be taken to mitigate any disadvantage.

8.3 **Diversity and Equality**

Implications verified by: **Becky Lee**
Team Manager – Community Development and Equalities, Adults, Housing & Health

The Councils Housing Revenue Account works to reflect the Council's policy in relation to the provision of social housing with particular regard to the use of its own stock. In addition to the provision of general housing, it incorporates a number of budgetary provisions aimed at providing assistance to disadvantaged groups including adaptations to the stock for residents with disabilities.

A Community Equality Impact Assessment will be completed for this proposal before the report is taken to Cabinet.

9. Background papers used in preparing the report (including their location on the Council's website or identification whether any are exempt or protected by copyright):

None

10. Appendices to the report

None

Report Author:

Mike Jones

Strategic Lead, Corporate Finance